
Site Address: 13 Frogmore Lane, Waterloooville, PO8 9QN
Proposal: Application for non-material change to Planning Permission
APP/14/00942 relating to increase in footprint of ground floor dining/kitchen area (rear side area of single storey extension) and add a hipped roof over.
Application No: APP/15/00479 Expiry Date: 28/05/2015
Applicant: Mr & Mrs Smith Team: Team 2
Agent: Mr S Barlow Case Officer: Tina Pickup
 The Stephen Barlow
 Partnership
Ward: Hart Plain

Recommendation: **REFUSE PERMISSION**

1 Site Description

The site comprises a two-storey detached dwelling set back from the highway on Frogmore Lane. It has an unusually large rear garden which drops in level at the rear. The front section of the rear garden is enclosed by a 1.8m high fence. There are two dropped kerbs serving the site and an area of hard standing at the front providing adequate on site parking for more than three vehicles. The dwelling sits between two small bungalows - No 11 to the south is approximately aligned with the front facade of the application site - but No 15 to the north sits further forward than No 13. There is currently a flat roofed garage that sits to the side of the house, set back in the rear half of the side elevation - this is close to the shared boundary and has a height of 2.5m. There is a Woodland TPO on the site - a large tree is located at the front adjacent the roadside, and a smaller second one is closer to the house within the front garden area, with several others to the rear in the 'dell'.

2 Planning History

APP/14/00942 - Erection of single storey side and rear extensions, two storey side and front extension following removal of existing garage Permitted 11/11/14

APP/14/00573 - Erection of single storey front, side and rear extensions, two storey side and rear extension following removal of existing garage - Refused 01/08/14 - length, size, height & proximity to boundary would result in excessive building bulk adj No 15 and detrimental to outlook & amenities of No 15

3 Proposal

This application has been submitted as a Non-Material Amendment to the permitted scheme seeking to enlarge the footprint of the north-western corner by infilling the previously approved recess in the kitchen/dining room. This enlargement measures approximately 1.5m x 2.6m and would have a hipped roof to match that approved over the kitchen.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: N/A

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Impact of the proposed changes

7.2 The proposed amendment seeks to enlarge the approved extension in the previously sensitive area i.e. close to the boundary with No 15. On this boundary a two storey extension was previously refused and a revised scheme submitted resiting the two storey element making the extension close to the boundary with No 15 single storey only and with a stagger away to minimise bulk and mass and overbearing to the neighbour. This approved extension already extends beyond the rear elevation of an existing garage on the side boundary by 1.7m and the amendment sought would increase this by a further 2.6m.

This additional bulk close to a common boundary is not something that can be dealt with as a minor amendment - the impact of this enlargement needs proper assessment with notification to the neighbour as part of a formal planning application.

8 Conclusion

The proposed change, as an enlargement on a sensitive boundary, is considered to be a material change for which a formal planning application is required. Two

messages have been left with the agent and an email sent, asking for this application to be Withdrawn, but no response received. Therefore it is necessary to recommend refusal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/15/00479

(A)

(B) for the following reasons

- 1 The proposed change, as an enlargement of the approved scheme on a previously sensitive boundary, is considered to be a material change as the development would need to be reassessed in terms of the impact on the neighbouring properties and would, as a result, require consultation with relevant third parties.

To approve the change as a non-material amendment without such consultation would result in the criteria set out in Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 not being complied with.

Should you wish to pursue the changes proposed, a revised planning application will need to be submitted.